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# Chalet Le Noyer

**Saint Jean d'Aulps, St Jean d'Aulps & Vallée, Portes Du Soleil**

**749 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	749 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	26/07/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	181 m²
<b>Detached</b>	No
<b>Heating</b>	Wood pellet boiler
<b>Chimney</b>	Pellet stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	650 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (203)
<b>CO2 emissions</b>	B (6)
<b>Agency fees</b>	Paid by the seller

## Property Description

Maison le Noyer is situated within easy strolling distance of St Jean d'Aulps village centre, and is one of three dwellings in this sympathetically restored farmhouse. The property offers lots of living space, plenty of character, and a tranquil location with pretty views.

The main entrance to the property is situated at ground floor level, with a large and welcoming entrance hall. There are two very generous double bedrooms on this floor, both very tastefully decorated with modern feature walls contrasting with traditional wood finishes. One of the bedrooms has direct access to the garden, a lovely way to start your morning stepping out and breathing in the fresh mountain air! The two bedrooms are served by a large shower room with walk-in shower, WC and vanity unit. The bathroom also houses the laundry facilities. Rounding off the ground floor are two large walk-in storage cupboards, a hanging wardrobe space and a cellar, ideal for storing away coats and shoes as well as the vacuum cleaner and ironing board and other associated clutter!

Stairs lead up to the first floor, where the main living accommodation is laid out. There is plenty of wow-factor, with exposed beams, high ceilings, and a superb verandah that floods the space with light. There is a brand new fitted kitchen with all mod cons, finished in a tasteful Scandinavian blue colour. Beyond the kitchen is a further room which is suitably proportioned for use as a home office, utility room, kids TV den or to create an additional bedroom. The living space is generously proportioned, and is both cosy and bright. A pellet - burning stove (with back boiler for heating and hot water in the winter) adds a focal point to the room, and is very efficient to run. The verandah makes a fabulous dining room, allowing you to make the most of the lovely views, and the raised terrace is perfect for enjoying a relaxing summer afternoon with a book or evening aperitif as the sun sets.

On the top floor, you will find the master bedroom, which is light and spacious, with high ceilings and exposed beams. It's a real sanctuary, offering a quiet and calm escape. The master bedroom has its own WC and sink, and there is also a family bathroom on this floor. The final bedroom on this floor is a small double, with a fitted single bunk bed.

Outside, there is an easy-to-maintain garden with space for a kids trampoline, barbecue and outdoor dining area, or for an army of snowmen in the winter!



The property is sold with a very handy double garage, fitted with electronic doors, giving you space to keep 2 cars out of the worst of the winter weather, but also offering secure storage for bikes and other sporting/outdoor equipment. The ski bus stops around 150m from the front door, and the village centre is under 10 minutes' away on foot.























